

Session 15-07 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:34 p.m. on September 16, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HOWARD, WYTHE, AND CASTNER
ALTERNATE MEMBERS HUTT AND MIOTKE

DESIGN TEAM: SARA WILSON-DOYLE, DALE SMYTHE AND DENNIS MORRIS, STANTEC
(TELEPHONIC)

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR
RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the August 26, 2015 Regular Meeting

Chair Called for a motion to approve the minutes.

HOWARD/WYTHE – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the Committee.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

Mary Griswold, city resident, encouraged the City to build two buildings. She advocated for building the Police Station as soon as practical and delay the completion of the design and construction of the Fire Station for 5 to 8 years. The buildings should be situated so construction and maintenance equipment can efficiently work around each one which is not the case now at all. We need a new Police Station immediately. The Fire Station is still serviceable. Many Fire Departments would be thrilled to have a building as good as that one. The two departments are under the umbrella of Public Safety but they are very distinct entities. They are not like the integrated City Hall where various department personnel interact frequently on a face to face basis from one room to another to make being under one roof much more efficient and cost effective, The current public safety building design calls for separate entrances, lobbies, kitchens, living spaces, restrooms, conference rooms, offices, etc. The only common use area is the exercise room which is in the police section. The design team stated at a recent committee meeting that they are having problems joining the two buildings; that it currently is a very awkward junction. It is good to have the two buildings on the same parcel and it is smart to complete the modified 35% design now for both facilities however it is much more practical

for department functions to build separate buildings for these two services; it could also create a financially affordable solution to our urgent need for a new police station.

Mr. Scott Adams, city resident, was looking at the price for knocking down the structure and was wondering if anyone has notified the landfills regarding the amount of the debris; he knows that they are going to 35% and hoping that they are going to get this done within 10 years but he did not see it coming with the way the State is looking for everybody to be taxed; City wants to tax people the State wants to tax people; good luck; he will wait to listen what the committee presents tonight before making further comments.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported no recent actions from Council on this project. Chair Castner asked about significant outcomes from the public meetings in July and the online efforts. Mayor Wythe stated that the function of those efforts were to see what the priorities of the public were and those were Public Safety – Police and Fire/EMS which reinforced the Council's belief that Public Safety should be the highest priority.

B. Staff Report – Carey Meyer, Public Works Director and City Engineer

Mr. Meyer stated that they now have Stantec under contract as shown in the packet; the Hazardous Material Study was concluded and that report has been provided and is later on the agenda. There is also a Rough Order of Magnitude of Costs for Demolition of the buildings. The Clean landfill can be disposed of at the Homer Landfill offering a savings in trucking.

The reason to move forward to 35% Design is to get a better handle on the costs for the project and by the time they have completed the 35% Design they will be able to address additional line items and could possibly reduce the contingency further.

C. Stantec Project Report – Dale Smythe, Sara Wilson-Doyle, Dennis Morris

The overall total square footage is 22,000. The main school building is 13,923 square feet. The shop addition is approximately 800 square feet. The smaller building is approximately 3500 square feet per floor with a total of 7000 square feet.

PUBLIC HEARING

PENDING BUSINESS

A. Updated Public Engagement Schedule – Fall 2015

Sara Wilson-Doyle stated that there were several reiterations on the dates and schedules explaining that there was poor availability of meeting rooms and inquired if the Mayor would be able to take time to be telephonic for the welcome and introductory to the presentation. Ms. Wilson-Doyle

explained that the meeting will start at 5:30. She has made contact with several stakeholders and will be following up individually.

Committee member Howard requested additional space on the flier between the date and the time as it may be confusing to the reader.

B. Updated GANNT Schedule

There were no comments on the schedule as presented.

C. Hazardous Materials Report

Mr. Smythe stated that he was quite proud of the report that Mr. Morris presented and there were several interesting items. Chair Castner noted that a report was completed approximately 10 years ago on the intermediate school building (smaller building). Mr. Morris replied that it was completed in 1998. Mr. Morris responded that it was a very thorough and there was very little that he conducted on that building.

The larger building however very minimal testing was done back then , it was noted that the building was occupied at that time.

There was no discussion by the committee. Mayor Wythe thanked Stantec for completing the Survey as it provided known costs for them and the project.

NEW BUSINESS

A. Draft Online Survey Review and Approval

1. Comments from Chief Painter dated August 27, 2015

Chair Castner noted that the survey is intended for the users only.

Ms. Wilson-Doyle responded that there was enough anecdotal public comment in the recent Town Hall survey regarding the project and the concerns expressed by Chief Painter so she revised the content of the online survey to employee response only from those two departments that will be affected. This will allow them to drill down and share with the decision makers and the public as they move forward.

The intent of the survey is non-statistical. Ms. Wilson-Doyle wanted to make sure that as they go into the funding feasibility review that they have heard and covered the breadth of the issues and they could share that as they go into the public process, in the spirit of transparency and fully airing these side conversations that are distracting from the real issues – mainly that they have obsolete facilities that the community needs to find a solution for at the minimum.

Suggestions from the committee were:

- Use an IP Lock on the survey to require respondents to use a different computer
- Change Question #2 to “How do the current facilities cause problems in performing your duties?”
- Formulate the question that would reflect their opinion on loss or displacement of facilities, activities such as the Skate Board Park, the gym, the basketball court, etc? Should the city rebuild or relocate these facilities?
- Worksession is more of an internal meeting to discuss the responses

- Email could be sent to the Chiefs with a link to the survey, all responses would be accessible only to Stantec
- Assurance that all responses are confidential; can be addressed in the email sent out.

B. Funding Costs

This was requested at the August 26, 2015 meeting regarding information on what funding would costs through a tariff through a property assessment or some other additional payment. Chair Castner stated that this was about the abatement and they already discussed that.

There was no further discussion or action taken by the Committee.

C. Preliminary Schematic Drawings of the Project – Fitting it to the Location

Chair Castner stated that they were no going to have any drawings for a while and referred to Mr. Smythe who responded that they are waiting for any further design aspect until they are finished with this Public Involvement input before they continue the design efforts that they recently contracted for. He inquired if they may present the Hazardous material report at this time.

Chair Castner stated he read through that earlier and believed it was very conservative.

D. Next Meeting Date and Deliverables

Mayor Wythe moved to have the next meeting on October 14th as she was unavailable on October 8th. No objection was voiced by the committee members present. She will schedule with the City Manager to make the opening remarks at the September 30th Public Meeting.

Ms. Wilson-Doyle will provide a stakeholders listing for the committee, including what stakeholders are and the committee will have a discussion at the October 14th meeting.

INFORMATIONAL ITEMS

A. Resolution 14-20 Creation of the Committee and Scope of Work

COMMENTS OF THE AUDIENCE

Mr. Adams stated that he had a few questions that the committee may be able to answer: has the design and size changed any from what was envisioned months ago and the online survey - you have a group of people who work for the city or are contracted by the city, it's like working on a boat and saying that needs to be replaced and that needs to be replaced, oh let's just buy a new boat, the survey that was done by the city and they got 24% as showing that people were in a no position at this time because of the dire financial situation we, not just state but actual local, and so he is sure that you would get 100% positive for a new building but it doesn't seem right. If they want to do a survey they should include everybody and they can allow people to put their comments on it. Mr. Adams then noted that he has been coming to the meetings since April and every time he comes he sees new faces and this disturbs him, because the people are supposed to be represented at the committee are the ones who are making the recommendations to Council; and Council concerns him a lot when

there is no report or questions back from the Council, he has questions about that too, especially since this is supposed to be their number one project on their list he thought they would have more involvement.

Mary Griswold, was reading Ms. Wilson-Doyle's report in the August 26th minutes about bringing in Don Bivins to clear any misconceptions. She has read so many misrepresentations from all sides and sources on the possibility of a combined Borough Fire/Ems service area which would include Homer, Kachemak City and KESA. Central Emergency Services includes a large rural area plus the City of Soldotna up to but not including Kenai which has its own EMS and Fire Department; she is not sure what it has to do with this Public Safety Building, but encouraged city representatives to speak with their counterparts in Kenai and Soldotna on the advantages and/or disadvantages of belonging to a borough service area and how those concepts may or may not apply to Homer.

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe responded to Mr. Adams concerns regarding Council not questioning or responding to the committee. The Council does not report to the committee if they had questions or concerns regarding direction or recommendations the Council would submit those to the committee; in regards to a service area that is the question that has to be had and the question to those at this table is if it is a function of this committee and believes that will come out through the various public meetings and surveys that they do. She believes that they have heard from many people that KESA is interested in Homer coming into that group but when speaking directly with the Borough Mayor he has stated that unless directly requested from Homer that they will not be considering including Homer. She believed there was information coming from both sides as to whether that is valid or not is to be determined and initial blush regarding potential mil rates, the KESA mil rates are 2.6-2.9 and the current cost for the City of Homer run about 1.5; so these are numbers that are being looked but just has not come to that point and looking at the stakeholders information will be very good.

COMMENTS OF THE CHAIR

Chair Castner stated he has had 7 firefighters speak to him over the course of time about what it would mean to the community to have a combined effort and he brought it up and it was one of the five topics that he was forbidden to bring up but now it is subject of public comment so, there are a lot of people who have a dog in this fight and now there are other people who are now asking the question of what is right, how it would affect this committee would be reflective of what type of building they may build. Such as building a building for a regional effort. He does not really have any skin in that game but when people talk to him and say this is a big public policy question and we should be addressing it now rather than later after they have invested a whole lot of money into a specifically designed building then he believes that it is incumbent on this committee to exercise that a little bit. He has no preconceived notion about it. He had agreed to the 35% a long time ago and he reminded them that they all agreed to it by consensus, they all agreed that the facilities need to be replaced and agreed to the location. But once they get that information out in front of them then the hard questions come about, such as how do we do this and how do we pay for it. How is this whole thing going to come together? Do we phase it? Build one at a time, and get the most pressing needs done? Or wait until they have the money to do it? There are two side of an issue and every side is presented here at the table. They are going to 35% design and understand what it will cost to build

the building at 35% and all these other issues are going to come back for discussion, they will face the reality that Mr. Adams keeps talking about.

(Mr. Adams commented from the audience that was inaudible on the recording and not captured in the Clerks notes.)

Chair Castner responded that they are going with the conceptual design and it is based on the needs to get them through the next 50 years. He referred again to the GANTT Chart and they will know when they get to the end, but just like the hazardous Material Study they will have real information at the end and will make their recommendations to Council and the Police and Fire Departments can say what they want and we will see where it goes, but there is a lot of things happening in the city and a lot of things happening in the State. He believes they are going to have a hard time sticking it all together like they would have done 10 years ago. He stated that no one should feel nervous talking to them.

COMMENTS OF THE COMMITTEE

Committee member Howard responded to the concerns expressed by Mr. Adams regarding new faces assuring him that she has fully read every agenda packet, the minutes and agenda, attending the Open House and as a Council member voted to keep these two projects on the CIP while she is not quite as up to speed as others she hopes that she can add value and as a citizen he will be comfortable with that.

Committee member Hutt commented that he has attended one other meeting but believed that Chief Robl has had consistent attendance at the meetings.

Committee member Miotke stated he is glad to be a part of this committee, the Chiefs are the administrators and they will not be around to use the facility in the future like he and his co-workers will be; he believed that to have their input as employees is important to the project. As far as the stakeholders regarding a service area, he did not think it was as much as a lack of service but the look of the overall demographics of the service area with the response times and inadequacies also being cut in half by the city which does not provide for the smoothest organization and believes that they just want what is best for the community.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:25 p.m. The next regular meeting will be **WEDNESDAY, OCTOBER 14, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____